

**THE FAYETTE COUNTY PLANNING COMMISSION** held a **Workshop** on January 2, 2003 at 7:05 P.M. in the Fayette County Administrative Complex, 140 Stonewall Avenue West, Board of Commissioners Conference Room, Suite 100, Fayetteville, Georgia.

**MEMBERS PRESENT:** Bill Beckwith, Chairman  
Jim Graw, Vice-Chairman  
Bob Harbison  
Douglas Powell

**MEMBERS ABSENT:** Al Gilbert

**STAFF PRESENT:** Chris Venice, Director of Planning  
Bill McNally, County Attorney  
Robyn S. Wilson, P.C. Secretary/Zoning Coordinator

**STAFF ABSENT:** Kathy Zeitler, Director of Zoning/Zoning Administrator  
Delores Harrison, Zoning Technician

**GUEST:** Tony Parrott, Director of Water System

**Welcome and Call to Order:**

Chairman Beckwith called the meeting to order and introduced the Board Members and Staff.

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**1. Election of a Chairman for the year 2003.**

Bob Harbison nominated Jim Graw as Chairman for 2003. Doug Powell seconded the motion. Bob Harbison made a motion to close the floor from nominations. The motion to elect Jim Graw as Chairman for 2003 passed 3-0-1 with Jim Graw abstaining from the vote. Al Gilbert was absent.

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**2. Election of a Vice-Chairman for the year 2003.**

Chairman Graw nominated Doug Powell as Vice-Chairman for 2003. Mr. Powell declined the nomination. Chairman Graw withdrew the nomination. Doug Powell nominated Al Gilbert as Vice-Chairman for 2003. Bob Harbison seconded the motion. Bob Harbison made a motion to close the floor from nominations. The motion to elect Al Gilbert as Vice-Chairman for 2003 unanimously passed 4-0. Al Gilbert was absent.

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**3. Election of a Secretary for the year 2003.**

Bill Beckwith nominated Robyn Wilson as Secretary for 2003. Chairman Graw seconded the motion. Doug Powell made a motion to close the floor from nominations. The motion to elect Robyn Wilson as Secretary for 2003 unanimously passed 4-0. Al Gilbert was absent.

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At this time, Bill Beckwith turned the Workshop over to Chairman Graw.

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4. **Discussion of Housing and Economic Development Elements of the Comprehensive Plan.**

*Housing*

Chris Venice explained that this chapter will ultimately be a part of the Comprehensive Plan. She confirmed that Staff was attempting to accomplish a couple of different items: 1) meet the State requirements i.e. charts and what they cover are based on State requirements and 2) Staff is also trying to include as much information in as many areas for as many years as possible. She stressed that the main reason to include so much history is because this book will also serve as a reference document for citizens. She pointed out that there are still some blank areas as Staff is still trying to find some of the data.

Page 6 Mrs. Venice stated that many of the tables provide information for Fayette County, its municipalities, and the Atlanta Metropolitan Area. She confirmed that many times the State requirements will be to compare the County to the surrounding areas. She advised that Staff had picked the Metropolitan Area (MSA) because data is readily available however, the MSA is comprised of 20 counties not just the 10 metropolitan areas. She suggested that in order to be completely thorough Staff should add the surrounding counties where appropriate.

Bob Harbison concurred with Mrs. Venice to add the surrounding counties. He asked if the Comprehensive Plan would eventually be available on the web site.

Mrs. Venice replies yes. She added that a printed copy of the Comprehensive Plan will probably cost around \$30.00, which is not out of line with what other counties charge, due to colored charts, maps, and charts and being bound in a three-ring binder.

Bill Beckwith asked if copies would be available in the library also.

Mrs. Venice replied yes.

Mr. Beckwith asked if Staff found any unexpected information.

Mrs. Venice replied that the information indicates that Fayette County remains on the high end of the housing market so there really were not any surprises.

Mr. Beckwith said he was surprised at the low income homes with no indoor plumbing or kitchen facilities in such an upscale County.

Mrs. Venice commented that she would double check and see if a description of “complete plumbing” is available.

Chairman Graw asked if the Board of Education would review the Comprehensive Plan.

Mrs. Venice replied that while they will receive a copy, no formal review is held.

Page 11 HSG 1.a. Chairman Graw asked if “zoning” standards could be added.

Mrs. Venice replied that she would make that change.

Page 11 HSG 2 Chairman Graw suggested that the word “provide” should be replaced.

Mrs. Venice suggested using the word “recognize the need” instead of “provide”.

Page 11            HSG 2.a.    Chairman Graw suggested that the word “coordinate” should be replaced.

Mrs. Venice suggested to amend HSG 2.a. as follows: Plan for the expansion of residential development based on information regarding potential impacts on schools, water, drainage, transportation systems, and the environment.

Page 11            HSG 2.b.    Mr. Beckwith asked if the word “density” could be added after the word “higher”.

Mrs. Venice replied yes.

Mr. Beckwith asked if the Comprehensive Plan was due for approval in 2003.

Mrs. Venice replied that she hoped to have the Comprehensive Plan ready by late spring or early summer. She advised that the next chapters will be Natural and Historical Resources, Community Facilities, and Land Use.

### ***Economic Development***

Chris Venice explained that this chapter will also ultimately be a part of the Comprehensive Plan. She pointed out that definitions and explanations of the charts in more detail need to be added. She said that Staff was trying to go back as far as 1980 in order to provide three censuses to compare. She added that Staff also needs to add a summary to describe Fayette County’s economy in regards to it being an airline/bedroom community that is seeking corporate headquarters.

The P.C. concurred that a summary needs to be added.

Page 18            ECD 3.    Chairman Graw asked what was meant by “high quality education system”.

Mrs. Venice replied that this does not simply include the county schools but also Clayton State College. She suggested that the word “Provide” be replaced with “Promote”.

The P.C. concurred.

Page 18            ECD 2.    Attorney McNally advised that the same change should also be made for Objective ECD 2.

Page 16            Doug Powell asked where the Lafayette Center is located.

Attorney McNally replied that he did not think that the Lafayette Center existed any more.

Mrs. Venice stated that she would verify this information.

Page 10            Mr. Harbison asked Mrs. Venice to explain the “Females 16 years and over - 100%”.

Mrs. Venice explained that the 100% represented all of the females 16 years and older. She added that the information listed beneath, such as 52.4%, was part of the 100%. She asked if the 100% was too confusing.

The P.C. concurred that the 100% should be removed from the table.

Page 14            Mr. Harbison asked if Oglethorpe Power and Georgia Power should be added to the section entitled Local Economic Development Resources.

Mrs. Venice replied that this section should only list the agencies in which the County is involved.

*Land Use*

Chris Venice said she would like to briefly discuss land use since it would probably take two (2) workshops or more. She reported that she anticipated more changes to the map than the text. In regards to the map, she advised that Staff proposes to remove the nodes, decrease the size of the floodplain areas to its actual size, possibly add the green space plan, recharge areas, East Fayetteville By-Pass, future Lake McIntosh, and place descriptions in writing on the plan. She presented a draft which Staff had been working on. She stressed that by having the written descriptions on the map, interested parties would know up front how the County proposes the area to develop. She added that since most people just look at the map, the more information on it, the better.

Mrs. Venice identified three (3) areas in particular that will require substantial work to ensure the County's intent is properly represented: S.R. 85 South and Bernhard Road, the node located at S.R. 138 and S.R. 314, and the node located at Tyrone Road and S.R. 54 West intersection.

Chairman Graw commended Mrs. Venice for her work on the Comprehensive Plan.

Mr. Beckwith concurred.

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Chairman Graw asked if there was any further business.

Chris Venice advised that further items may be discussed directly after the February Public Hearing if the P.C. so desired. The P.C. concurred to hold a Workshop directly after the February Public Hearing

Hearing no further business, Bob Harbison made a motion to adjourn the Workshop. Doug Powell seconded the motion. The motion unanimously passed 4-0. Al Gilbert was absent. The Workshop adjourned at 8:03 P.M.

**PLANNING COMMISSION  
OF  
FAYETTE COUNTY**

**ATTEST:**

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**JIM GRAW  
CHAIRMAN**

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**ROBYN S. WILSON  
P.C. SECRETARY**